

December 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0169

TASCON-NORWOOD L.L.C.

Matoaca Magisterial District
Northwest quadrant of North Spring Run and McEnally Roads

REQUEST: Amendment to Conditional Use Planned Development (Case 01SN0267) to permit exceptions to building materials requirements and construction materials requirements for sidewalks and walkways.

PROPOSED LAND USE:

A multi-family condominium residential development containing a maximum of 124 dwelling units is planned.

RECOMMENDATION

- I. Recommend approval of the exceptions to building materials requirement for the following reason:

The additional building materials continue to provide for the typical development standards necessary to insure a quality higher density development.

- II. The sidewalk construction materials were negotiated between the applicant of Case 01SN0267 and area property owners. After consideration of public input, should the Commission wish to approve this amendment, imposition of the Condition would be appropriate.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

Sidewalks, Walkways, and Pedestrian Trails. Sidewalks having a width of three (3) feet shall be provided generally along both sides of all interior streets, but not along driveways serving only one or two buildings; provided that, along that portion of the internal street that generally parallels McEnally Road, as shown on the Schematic Plan, if topographic and dimensional constraints between McEnally Road and the pond make provision of sidewalks on both sides of the street impractical, a sidewalk may be placed on only one side of that portion of the street. Sidewalks shall also be provided along the entrance road to North Spring Run Road and to the adjacent property to the north, identified as Tax ID 725-671-9228. Walkways shall be provided from the driveways for individual buildings to the entrances of all dwelling units. Sidewalks and walkways shall be constructed of exposed aggregate, stamped concrete or masonry pavers. Walkways to the front doors of the homes shall be of broom finished concrete. Pedestrian trails shall be provided around the pond with connections to the clubhouse area and to the major internal streets. The exact treatment and location of these sidewalks and pedestrian trails shall be approved by the Planning Department at the time of site plan review. (P)

(Note: This condition supersedes Condition 3 of Case 01SN0267.)

PROFFERED CONDITION

Schematic Plan and Elevations. Development of the Property shall be in substantial conformance with the architectural appearance shown on the elevations attached hereto as Exhibits "A" and "B" with respect to the materials depicted, which are brick veneer, stone or faux stone (cultured stone), composition of vinyl siding and 20 year asphalt roof shingles. Development of the Property shall generally conform to the Schematic Plan with respect to the general location of the clubhouse building, open spaces, the orientation of buildings such that the number of garage doors opening to any individual street are minimized, and the clustering of buildings. The location of roads, access, driveways and parking areas need not be exactly as shown on the Schematic Plan; however, the concepts of the Plan shall be generally adhered to such as the orientation of dwelling units to one another, to open spaces, and to rights of way. (P)

(Staff Note: This proffered condition supersedes Proffered Condition 5 of Case 01SN0267. The Exhibits referred to are contained in Case 01SN0267.)

GENERAL INFORMATION

Location:

Northwest quadrant of McEnally and North Spring Run Roads. Tax ID 724-670-5538 (Sheet 15).

Existing Zoning:

R-MF with Conditional Use Planned Development

Size:

27.4 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - C-3 and C-5; Single family residential, commercial or vacant

South - A; Single family residential or vacant

East - O-2, R-9, R-25 and A; Vacant, single family residential or public/semi-public (church)

West - C-3 and O-2; Office or vacant

UTILITIES; ENVIRONMENTAL; AND PUBLIC FACILITIES

The requested amendment will have no impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the northern portion of the property is appropriate for a mixture of community-scale corporate office and commercial uses and multi-family and townhouse residential uses with a density of 8.0 to 14 units per acre. The Plan suggests the southern portion of the property extending from this community mixed use node to McEnnally Road is appropriate for residential development of 2.0 dwelling units per acre or less. However, with the realignment of the Ashbrook Parkway Extended now incorporating McEnnally Road, residential development for densities of 2.0 units per acre or less may no longer be an appropriate land use along this major arterial as originally suggested by the Plan. In their approval of multi-family development on the subject property as part of Case 01SN0267, the Board of Supervisors supported the provision of buffers along McEnnally Road to address the intent of the Plan with respect to land use transition to the south.

Area Development Trends:

Properties to the north are zoned General Commercial (C-5) and Community Business (C-3) and are developed for commercial uses (home center) or are vacant. Property to

the east is zoned Corporate Office (O-2) and Residential (R-9 and R-25) and is vacant or occupied by a single family residence or a church. Property to the south is zoned Agricultural (A) and is occupied by single family residences or is vacant. Properties to the west are zoned Community Business (C-3) and Corporate Office (O-2) and are occupied by office uses (funeral home) or are vacant. The Upper Swift Creek Plan suggests that this section of the Route 360 Corridor is appropriate for a mixture of uses to include corporate office and commercial uses and multi-family and townhouse residential uses. Residential development with densities of 2.0 dwelling units per acre or less is expected to continue south of this mixed use node.

Zoning History:

On November 28, 2001, the Board of Supervisors, upon a favorable recommendation by the Commission, approved a rezoning from Agricultural (A) to Residential Multi-family (R-MF) with Conditional Use Planned Development to permit exceptions to Ordinance requirements on a 37.3 acre tract (Case 01SN0267). A multi-family condominium residential development containing a maximum of 124 dwelling units was proposed. This approval limited buildings materials for the units to brick veneer, composition siding and 20-year asphalt shingle roofs, and sidewalk construction materials to exposed aggregate or stamped concrete.

Building and Sidewalk Construction Materials:

Proffered Condition 5 of Case 01SN0267 limits siding materials for the multi-family units to brick veneer and composition siding. The applicant proposes to amend this proffer to include stone, faux stone and vinyl as siding options (Proffered Condition). The original materials were selected to maintain the quality of this higher density development. The proposed additions to these materials continue to meet this goal.

Condition 3 of Case 01SN0267 limited sidewalk and walkway construction materials to exposed aggregate or stamped concrete. This condition was negotiated with area residents and the Matoaca District Board of Supervisors member. The applicant is requesting the addition of masonry pavers to these material options. After consideration of public input, should the Commission and Board wish to approve this amendment, imposition of the Condition would be appropriate.

CONCLUSIONS

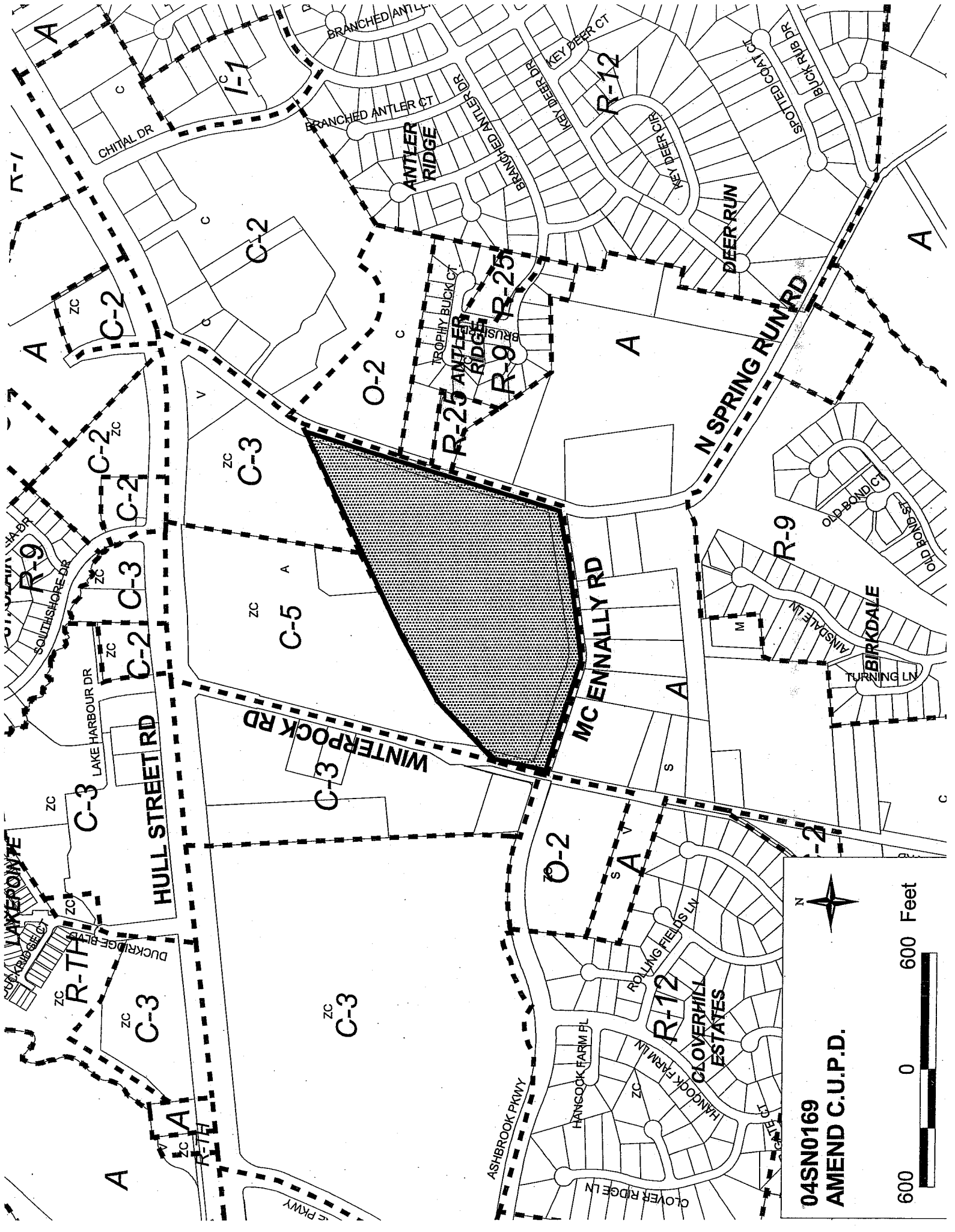
The additional building materials continue to provide for the typical development standards necessary to insure a quality higher density development. Therefore, staff recommends approval of Amendment I.

The sidewalk construction materials were negotiated between the applicant of Case 01SN0267 and area property owners. After consideration of public input, should the Commission wish to approve Amendment II, imposition of the Condition would be appropriate.

CASE HISTORY

Staff (11/25/03):

If the Planning Commission acts on this case on December 16, 2003, it will be considered by the Board of Supervisors on December 17, 2003.



04SN0169
AMEND C.U.P.D.